

East Longmeadow HS Building Project

JWA
JONES WHITSETT
ARCHITECTS

in association with
SMMA

Community Forum

September 21, 2023

Topics of Discussion

- Introduction
- Schedule Overview
- Existing Conditions
- Evaluating Options
- Estimated Tax Impact
- Schematic Design
- Next Steps
- Q & A



Introductions & Project Team

ELHS School Building Committee

STEPHEN CHRUSCIEL, School Building Committee Chair

GORDON SMITH, Superintendent of Schools

PAMELA BLAIR, Assistant Superintendent for Business

FRANK PAIGE, ELHS Principal

HEATHER BROWN, ELPS Director of Curriculum

KATHLEEN HILL, Town Council Member

KIMBERLY COLLINS, Town Accountant and Town Finance Director

TOM CHRISTENSEN, Town Manager

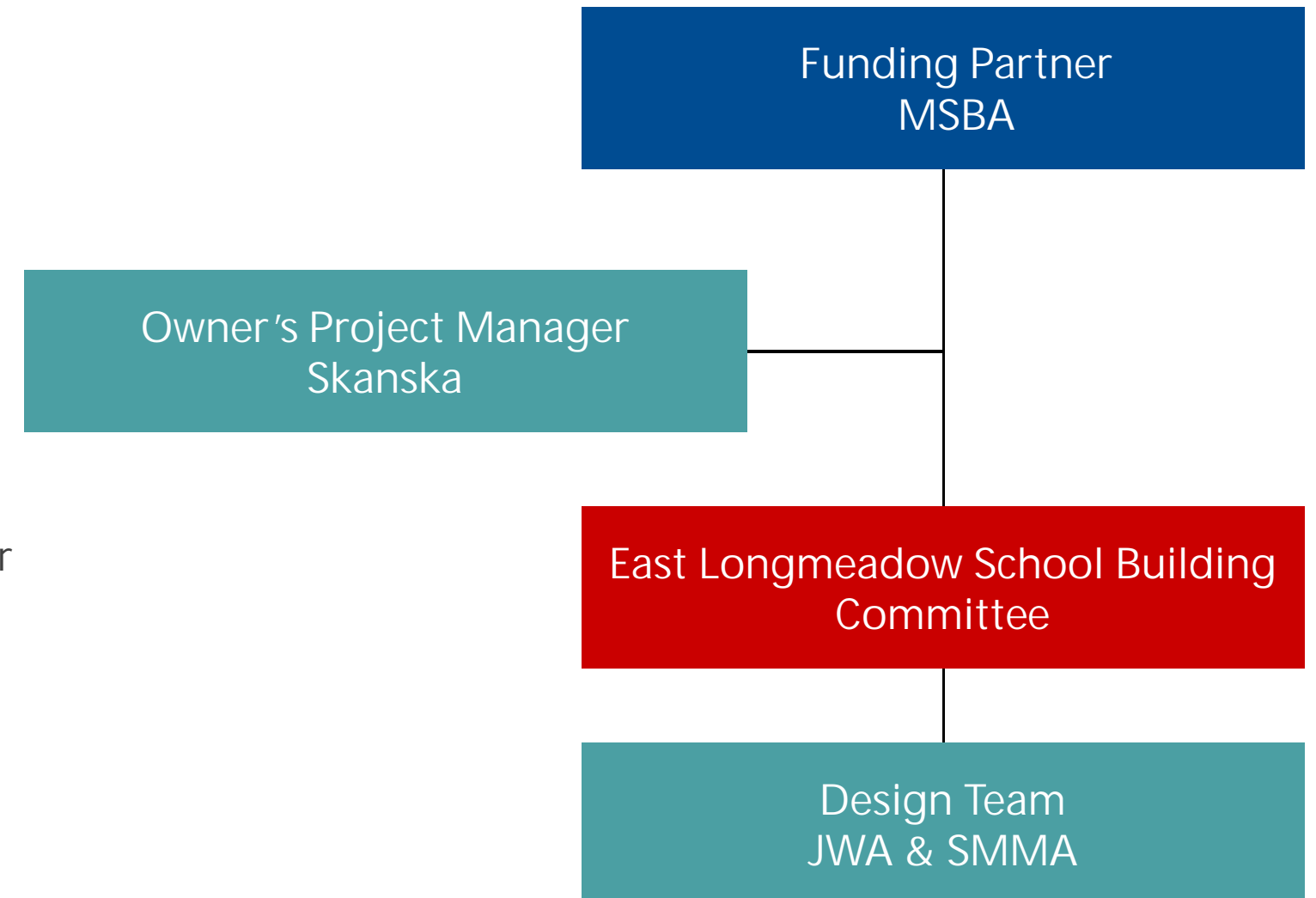
ELIZABETH MARSIAN-BOUCHER, Community Member

GREGORY THOMPSON, School Committee Member

BRUCE FENNEY, Superintendent of East Longmeadow DPW

DANIELA LABARRE, School Psychologist and Faculty member

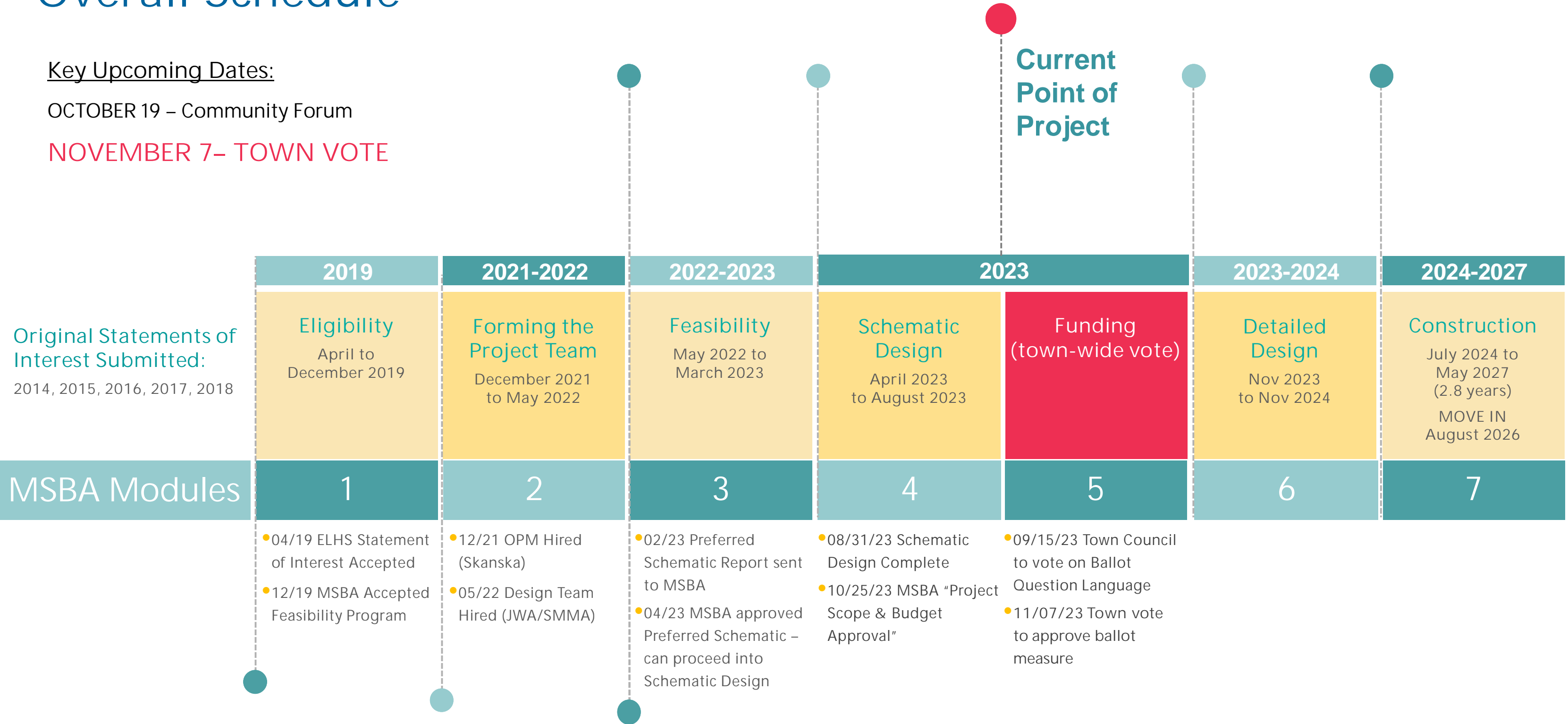
RYAN QUIMBY, Town IT Director



Overall Schedule

Key Upcoming Dates:
OCTOBER 19 – Community Forum

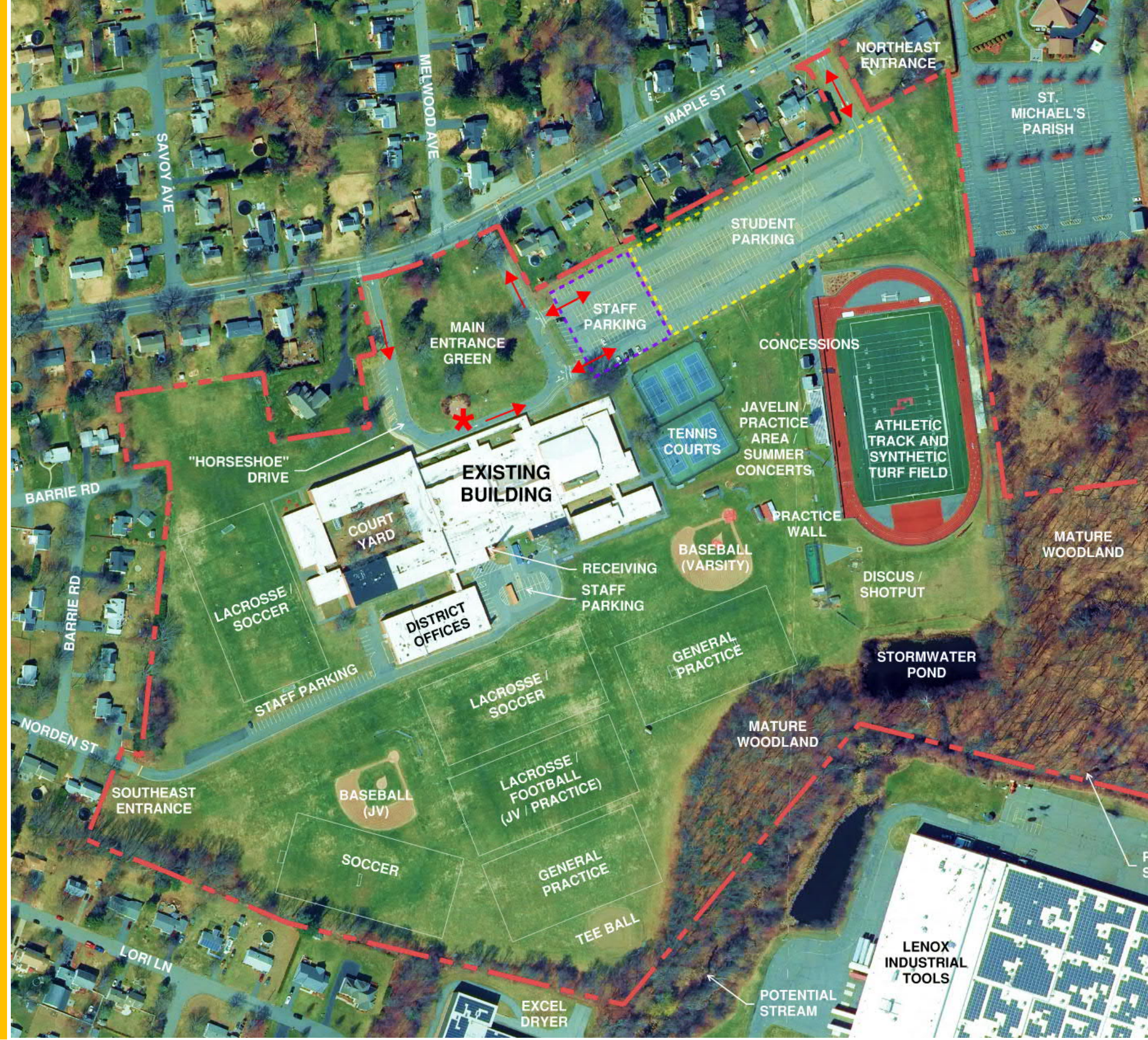
NOVEMBER 7– TOWN VOTE



Grade 2023-2024 School Year	ELHS New Building Availability by High School Grade			
	Freshman	Sophomore	Junior	Senior
9 th Grade				New building complete! Ongoing: Site work (Roads/Athletic fields) under construction until Summer 2027.
8 th Grade			New building complete! Ongoing: Site work (Roads/Athletic fields) under construction until Summer 2027.	Project done! New school, site, and athletic fields in use.
7 th Grade		New building complete! Ongoing: Site work (Roads/Athletic fields) under construction until Summer 2027.	Project done! New school, site, and athletic fields in use.	
6 th Grade	New building complete! Ongoing: Site work (Roads/Athletic fields) under construction until Summer 2027.	Project done! New school, site, and athletic fields in use.		
5 th Grade	Project done! New school, site, and athletic fields in use.			
4 th Grade and younger	Project done! New school, site, and athletic fields in use.			

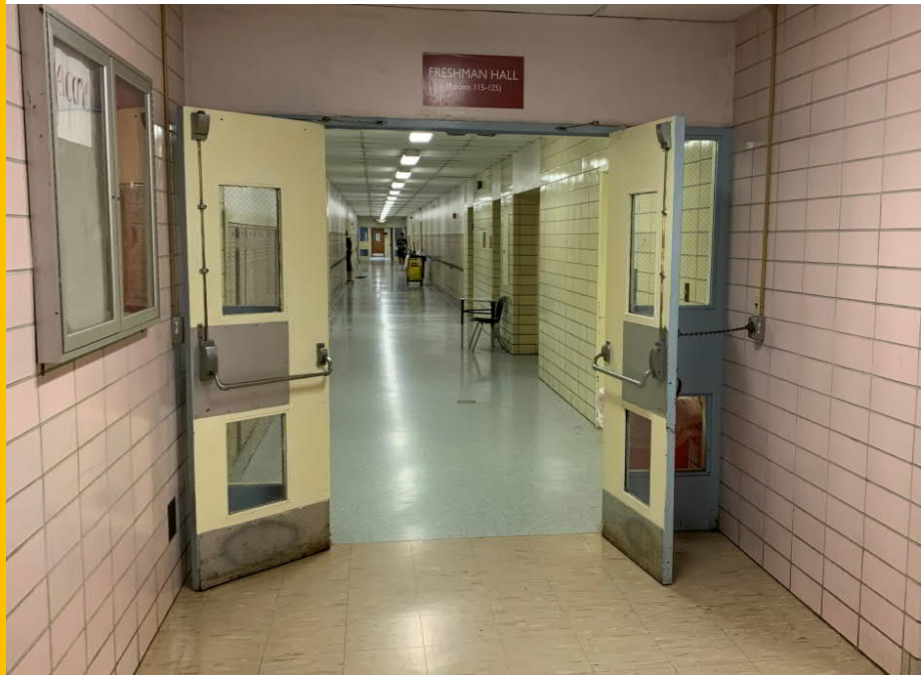
Existing Site

- Vehicular Circulation safety issues:
 - Lack of separation between Bus and Passenger Vehicle traffic
 - And between staff & student parking
- Use of Norden Street access a concern for neighborhood
- Non-compliant accessible parking spaces and routes throughout the site
- Lack of dedicated pedestrian routes in parking lot
- Lack of dedicated exterior teaching space, student gathering space or dining space.
- Loading area cannot accommodate large vehicles
- Lack of ADA compliant pressbox and restrooms at Stadium
- Exterior materials, surfacing and utilities reaching end of their life cycles.



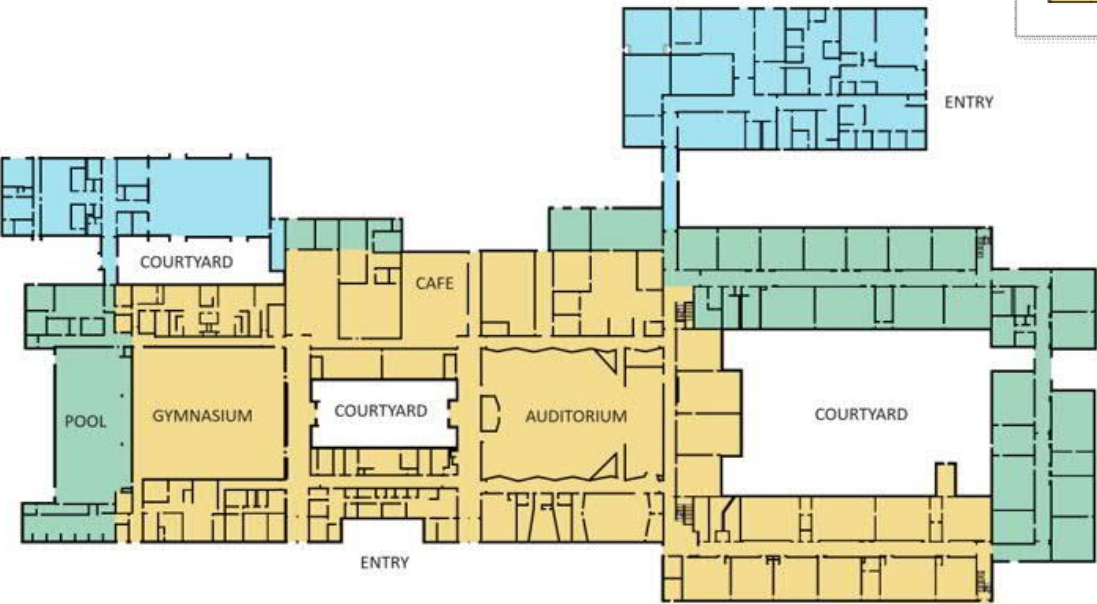
Existing Building

Systems	Failing	Fair	Good	Very Good
Structural				
Original steel frame, steel joist and brick exterior cladding and block walls have held up well over 64 years.				
Electrical				
Nearly all system components have exceeded useful life expectancy of 30-40 years. Service is undersized for school's current need resulting in outages. Main panel is at risk of failing completely and does not meet code.				
Mechanical				
Heat distribution and ventilation systems are beyond useful life, provide uneven heating with limited control. The school has no central cooling. Newer split systems and wall units serve only limited areas but are adding to electrical challenges. Pneumatic control lines are original to the building and are disintegrating. Ventilation systems in science labs are antiquated and abandoned in place.				
Building Shell				
Exterior walls have no insulation or vapor barrier. Roof insulation is in extremely poor condition where it has not been replaced. Windows are in poor condition. EIFS insulation has been added over original windows in some locations. Additional sections of cladding are asbestos containing. Hazmat concerns & cost in general. Roof leaks are common.				



Current Plan

Total Existing Gross Square Footage: 185,614 gsf



Three distinct eras of construction over 60 years ago.

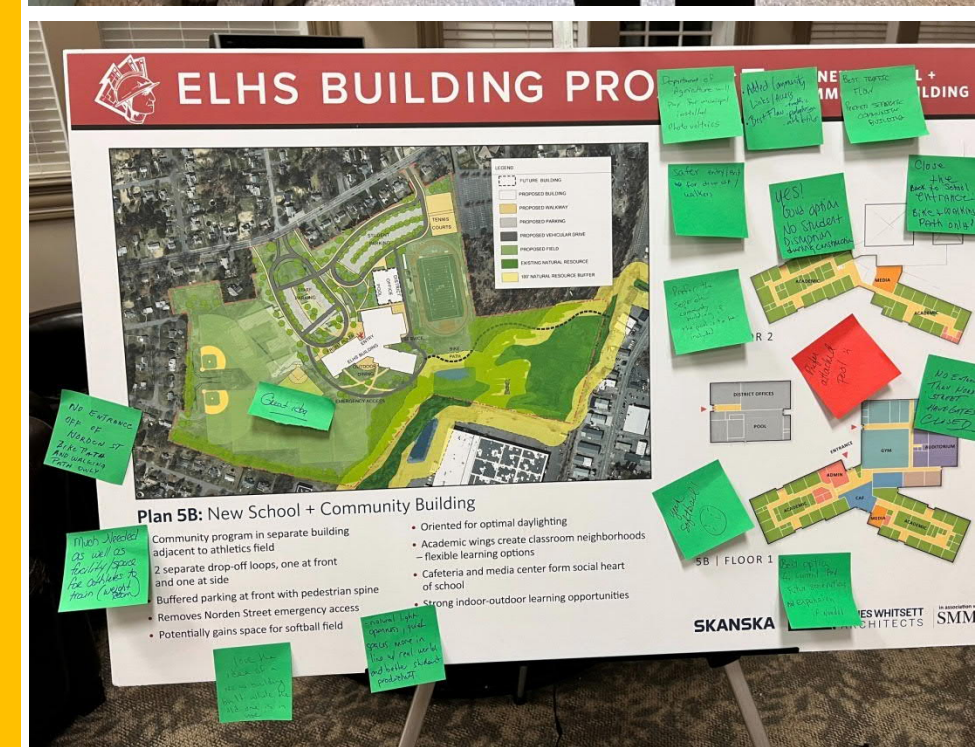


Spaces undersized by 5% or more from MSBA size expectations

Gathering Input

from previous Community Meetings & SBC Meetings...

- Base Repair is not much less than the cost of new construction, would have result in a smaller grant from the MSBA, does not meet any of the District goals, and would take a longer time to implement
- Numerous challenges with an Add/Reno approach
 - Difficult to bring existing building up to code (accessibility, sprinklers, new energy code, etc.)
 - Extremely low floor-to-floor heights
 - Introducing adequate ventilation is almost impossible and would lead to extremely low ceilings throughout
- Keeping costs as low as possible, while still planning for the future
- Maximize the MSBA Grant whenever possible
- Interest in a more environmentally sustainable school
- Strong community preference for New – leading to deeper exploration





Side-by-Side Comparison



OPTION 5B
New School +
Community Building

PROJECT COST
\$180-185M

ESTIMATED GRANT
~\$55M

ESTIMATED LOCAL SHARE TOTAL
\$125-130M



OPTION 3C
New School

PROJECT COST
\$175-180M

ESTIMATED GRANT
~\$55M

ESTIMATED LOCAL SHARE TOTAL
\$120-125M



OPTION 2C
Add/Reno

PROJECT COST
\$170-175M

ESTIMATED GRANT
~\$55M

ESTIMATED LOCAL SHARE TOTAL
\$115-120M



OPTION 1
Base Repair

PROJECT COST
\$115-120M

ESTIMATED GRANT
Unknown

ESTIMATED LOCAL SHARE TOTAL
Unknown

“Option 1 – Base Repair” was studied as part of the feasibility study - but was not selected.

Base Repair/Code Upgrade – PSR Cost Estimate Summary

Foundations	\$692,100	Furnishings	\$2,064,900
Superstructure	\$1,285,900	Special Construction	\$500,000
Exterior Closure	\$9,722,206	Demolition	\$2,962,970
Roofing	\$5,566,000	Hazardous Material Abatement	\$2,070,988
Interior Construction	\$7,493,534	Sitework	\$1,495,175
Staircases	\$96,346	Design & Pricing Contingency	\$8,138,550
Interior Finishes	\$4,058,692	Escalation	\$7,799,444
Conveying Systems	\$95,000	Phasing & Logistics	\$2,034,638
Plumbing	\$4,419,949	General Conditions	\$6,720,000
HVAC	\$15,184,813	General Requirements	\$1,715,878
Fire Protection	\$1,448,398	Bonds	\$428,969
Electrical	\$6,379,260	Insurance	\$1,286,908
Equipment	\$2,285,020	Overhead & Profit	<u>\$2,878,369</u>

Total Estimated Construction Cost: \$98,824,007
Total Estimated Project Cost: \$115-120 Million



Ongoing District Investments

ELHS:

- Electrical switchgear replacement
- Roof repair on one section (different roof membrane than the rest)
- Gym window replacements
- Lighting upgrades
- Boiler replacement

But some items do not lend themselves to repair:

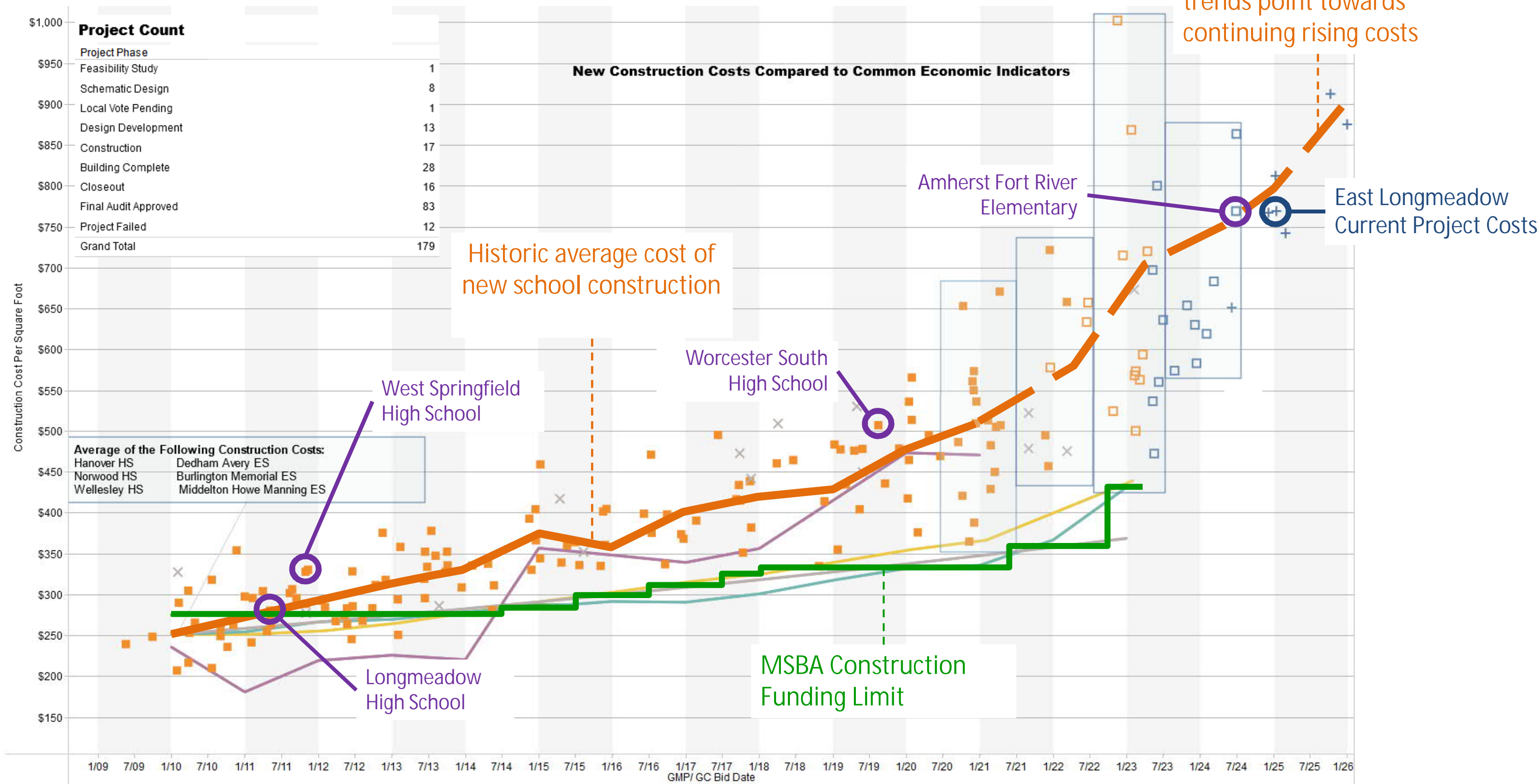
- Accessibility upgrades (interior and exterior)
- Addition of sprinklers
- Replacing Mechanical, Electrical and Plumbing systems that are antiquated (parts are difficult to source – or no longer made)
- Abatement of hazardous materials
- Adding insulation throughout
- Improving access to daylight and fresh air
- Major changes to vehicular circulation routes
- Lack of a Loading / Service Area
- Major changes to classrooms sizes
- Major changes to interior organization and circulation

Summary of Estimated Construction Costs

	School Project	Pool Project	Combined
Building Costs – Estimated Trade Costs	\$ 92,281,626	\$ 10,776,398	\$ 103,058,024
Sitework – Estimated Trade Costs	\$ 21,971,645	\$ 265,027	\$ 22,236,672
Design Contingency & Escalation	\$ 15,129,169	\$ 1,402,261	\$ 16,531,430
General Conditions & Overhead	<u>\$ 18,155,467</u>	<u>\$ 1,553,850</u>	<u>\$ 19,709,317</u>
Total Estimated Construction Cost	\$ 147,537,907	\$ 13,997,536	\$ 161,535,443
Other Project Costs (Fees, Contingencies, Etc.)	<u>\$ 29,922,738</u>	<u>\$ 2,798,000</u>	<u>\$ 32,720,738</u>
Approximate Project Costs	\$ 177,460,645	\$ 16,795,536	\$ 194,256,181
Approximate MSBA Reimbursement	\$ 63,145,648	N/A	\$ 63,145,648
Approximate Town Costs	\$114,314,997	\$ 16,795,536	\$ 131,110,533

* Note: East Longmeadow’s share cannot increase without local approval

MA School Construction Costs Over Time



Summary of Estimated Tax Impacts – 30-year loan

	School Project	Pool Project	Combined
Approximate Town Costs	\$114,314,997	\$ 16,795,536	\$ 131,110,533
Estimated Tax rate Impact Per \$100,000 Assessed Value	~\$290-\$306 / year	~\$45 / year	~\$336 - \$351 / year per \$100,000
OR – Put another way...			
Estimated Tax Impact on “Average Single-Family Home” (Assessed Value)	~\$990 - \$1,040 / year	~\$152 / year	~\$1,145 - \$1,190 / year

2023 Average Assessed Single Family Home Value	\$ 339,811
2023 Average Single Family Tax Bill	\$ 6,524 / year

- Over a 30-year loan – tax impact will fluctuate over time – having a slightly smaller impact for the first few years
- Interest rates are estimated (at 5%)
- Tax rate impact assumes no increase in assessed value over the life of the bonds
- Tax rate impact assumes the average home value will remain constant over the life of the bonds
- Bonds issued on a level debt service basis

Cost of Doing Nothing

- No facility improvements to the delivery of education
- More burden on taxpayers
 - Piecemeal capital expenditures (with debt exclusion votes)
 - Would have to be done as much smaller “summer projects” – and spaced over time
- Whole-scale accessibility expenses
- Risk not obtaining MSBA approval to re-enter the program for years
 - MSBA typically receives 50 - 75 Statement of Interests (SOI's) per year
 - 10 were invited into the Core Program in 2022
 - ELHS waited 6 years to be accepted into program in 2019
- If there is a "next process" - the MSBA will not participate in the reimbursement of Feasibility and Schematic Design costs (\$1.26M for current project)
- No improvements to community resources (no new athletic fields, no new concessions and restroom facility, no upgraded auditorium, etc.)
- Potential reduction in property values
- Possible reduction in enrollment
- Risk NEASC accreditation



Final Public Forum:
Vote:
October 19th
November 7th

If project passes
Construction starts:
Move-in:
Project Completion:

Fall 2024
Summer 2026
Fall 2027

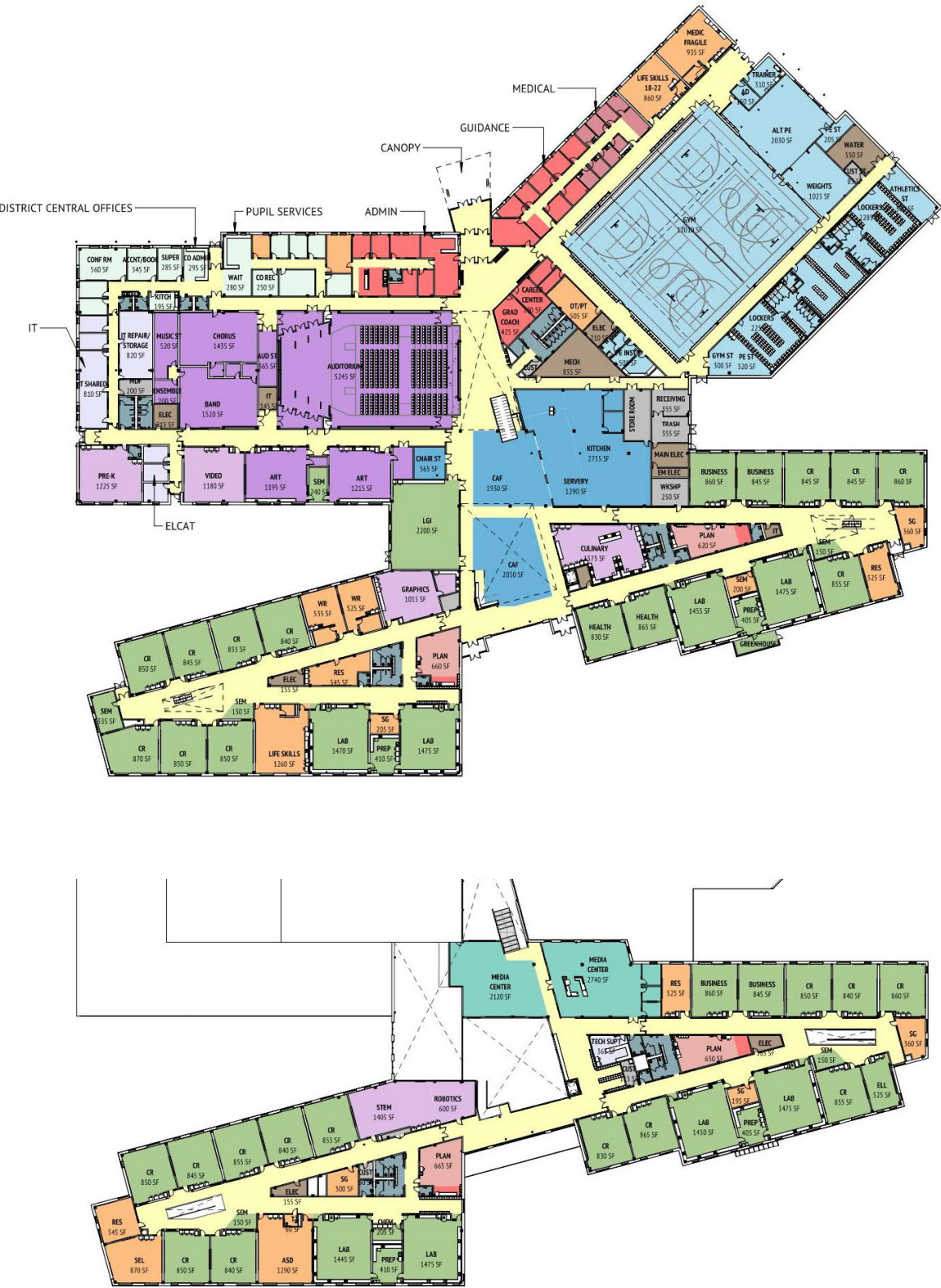


Proposed Site Plan

- New building sited to allow existing building operation thru construction
- Safer site circulation and improved access from Maple Street
- Separate parent and bus circulation, pick-up and drop-off locations
- Discontinued use of Norden access
- Dedicated, accessible pedestrian routes throughout the site
- Large entry plaza for gathering and improved sense of arrival
- Outdoor learning spaces, outdoor dining and early education play area
- Two new softball fields
- Reconstructed baseball fields and multi-sport athletic fields
- Six tennis courts and two basketball courts with lighting



Space Summary Review



Room Type	Existing Conditions	Proposed Sq Ft
Core Academic Spaces	40,735	44,075
Special Education	8,875	11,575
Art & Music	8,425	6,625
Hands On Studios (i.e., culinary arts)	5,460	7,200
Health & Physical Education	22,030	21,270
Media Center	3,140	4,900
Auditorium / Drama	9,285	8,180
Dining & Food Service	8,235	8,690
Medical	765	910
Administration & Guidance	4,275	4,560
Custodial & Maintenance	2,605	2,225
Other	<u>19,725</u>	<u>7,985</u>
Total Building Net Floor Area	133,555	128,195
Total Building Gross Floor Area	186,890	191,796

Educational Advantages

Improved setting for teaching, learning and community connections

- Organized to create more inclusive and student-centered school culture
- Opportunity to provide better sized teaching spaces.
- Provides more varied space types and outdoor learning spaces.
- Introduction of collaboration and support spaces throughout.
- Update all teaching technology, furniture and finishes.
- Fully new infrastructure.
- Reinvestment in enrichment programs including art, drama, music, PE and hands-on learning spaces



Community Advantages

Improved community spaces and community recreation

- Updated and larger Gym. Two full-size courts with roll-down divider curtain. Clear and secure community entrance.
- School designed to successfully integrate with separate pool project – allowing for expanded student use and community use
- Alternative PE space
- Updated Auditorium
- New press box, concessions, and restrooms near stadium
- New tennis courts (with pickleball striping), basketball courts, (2) baseball fields, (2) softball fields, and substantial practice fields
- Easy access to District Administration, Town IT, ELCAT
- Natural turf fields provide ample space for summer concerts



Improved Security

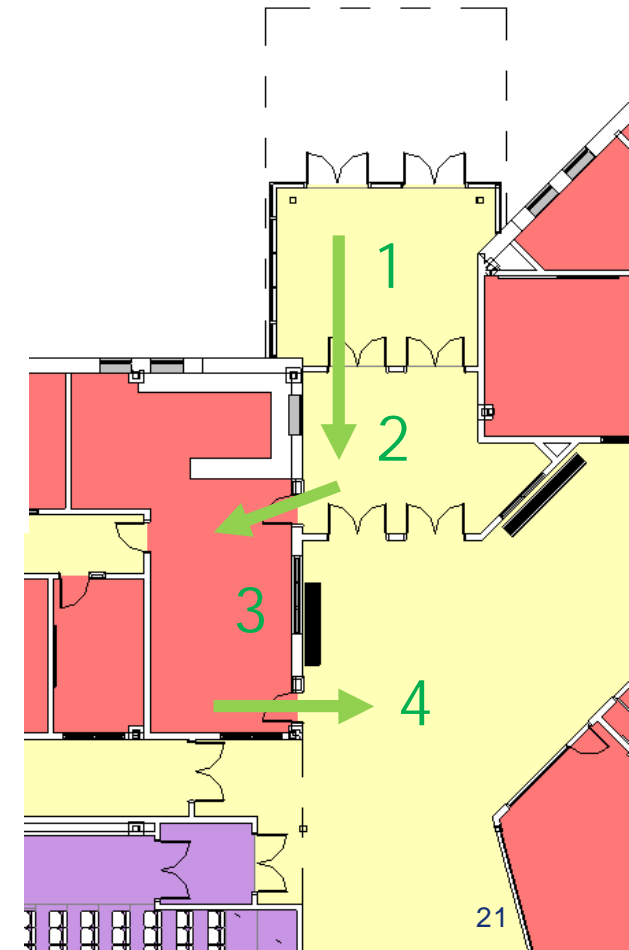
The new building will improve security

Starting with the big picture:

- Crime Prevention Through Environmental Design (CPTED)
- Engagement with key stakeholders throughout design process
- Clear site lines – inside and out
- Easily monitored spaces
- Easy emergency access
- Controlled public access
- Controlled community & after-hours access

To the details:

- Controlled entry with abuse resistant glass
- Comprehensive security system
- Door contacts tied to centralized system
- Functioning, easy to use door hardware



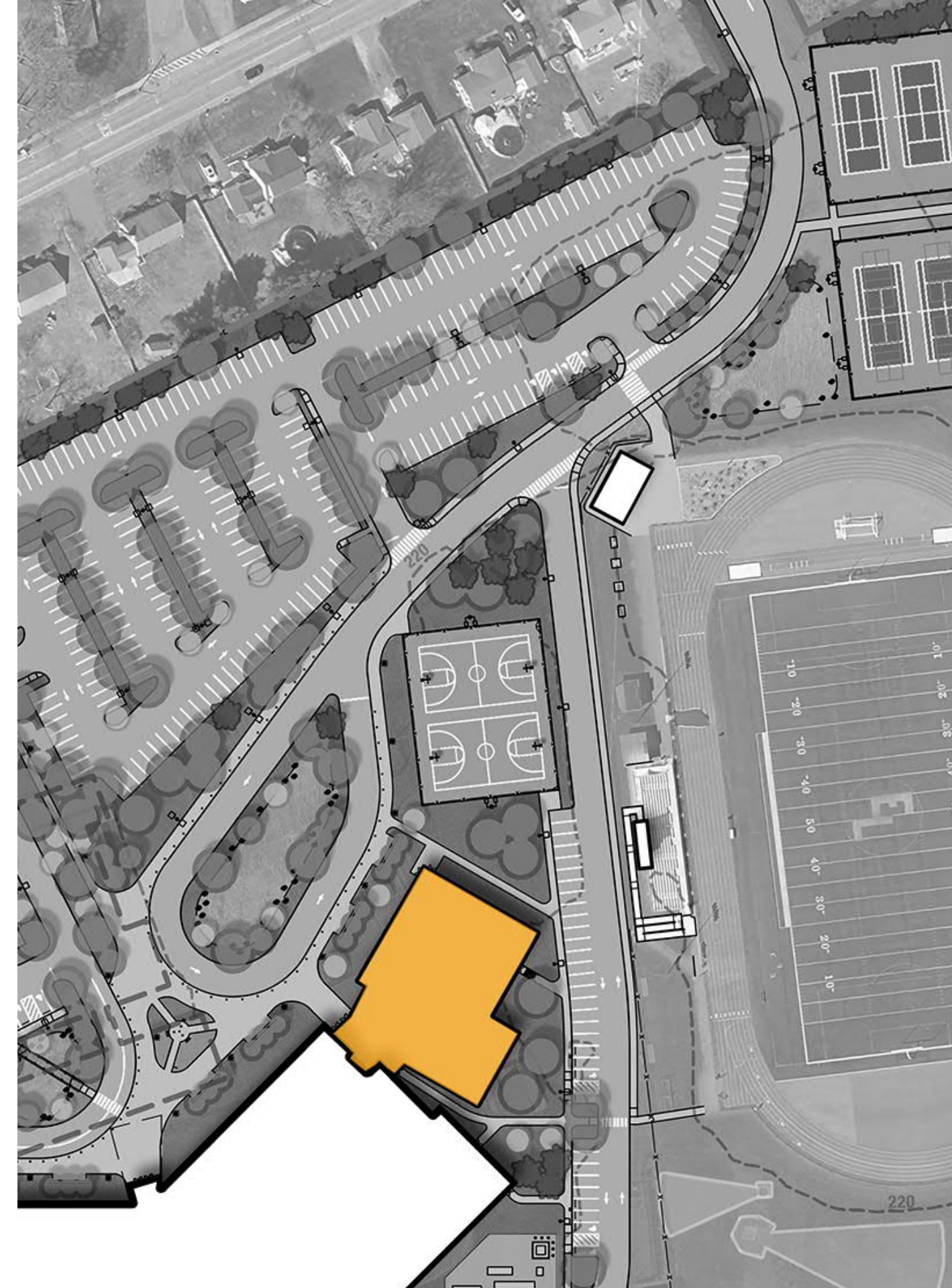
Sustainability & Exterior Spaces

- Targeting LEED certification with MSBA green incentive points
- Stretch code community
- Baseline all-electric HVAC system
- 460 kw PV is included in the project at this time
- High performance exterior envelope
- Orientation to optimize daylighting
- Pedestrian-oriented, walkable campus with expansive outdoor learning environments

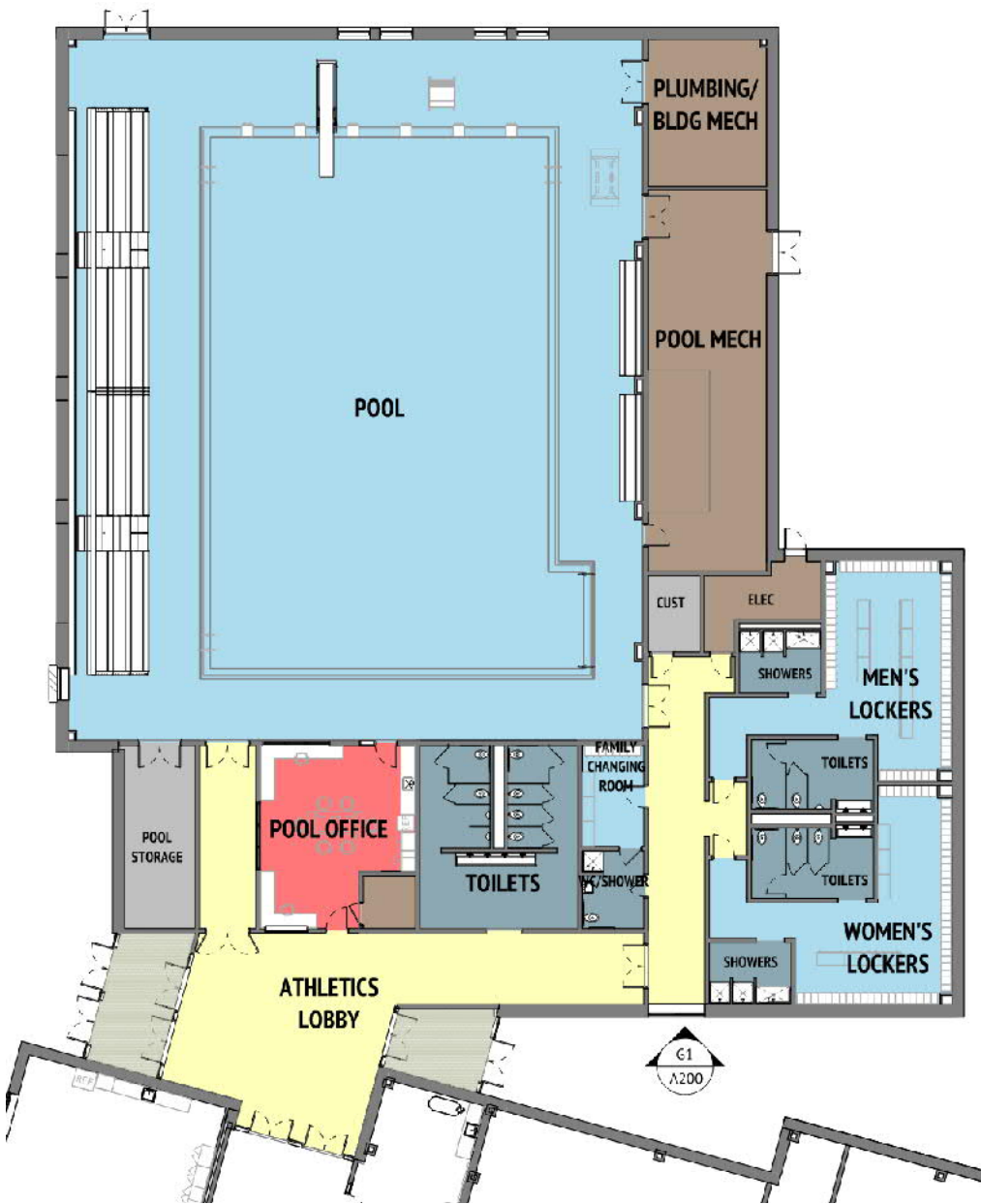


Pool Project Update

- New 6 lane pool will serve community & school
- Separate and secure entry – controlled access between pool and school
- Can be used while school is in session
- Can host larger meets



Pool Project Update





Final Public Forum 10/19

Vote 11/7

At Birchland Park Middle School

If project passes
Construction starts: Fall 2024
Move-in: Summer 2026
Project Completion: Fall 2027

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Thank you!



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